

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, August 18, 2006 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

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NEW CASES

- V-06-189** Application of **Daniel D. Yellot** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 10 feet and 2) to reduce both side yard setbacks from the required 7 feet to 4 feet, to allow for the construction of a three-story single family dwelling.. Property is located at **667 John Wesley Dobbs, N.E.**, fronts 25 feet on the south side of John Wesley Dobbs, and begins 25 feet east of the southeast corner of John Wesley Dobbs and Sampson Street. Zoned R-5 (Two-family Residential) District. Land Lot 19 of the 14th District, "Fulton County, Georgia.
Owner: Daniel D. Yellot
Council District 2, NPU-M
- V-06-190** Application of **Mike Williams** for a variance from the zoning regulations to 1) reduce the east side yard setback from the required 7 feet to 1 feet; 2) reduce the rear yard from the required 15 feet to the 5 feet (credit for half the width of the alley) and 3) to increase the height from an allowable 20 feet to 30 feet, to erect an accessory structure. Property is located at **1126 St. Charles Place, N.E.**, fronts 75 feet on the north side of St. Charles Place, and begins 523.2 feet east of the northeast corner of St. Charles Place and North Highland Avenue. Zoned R-4 (Single-family Residential) District. Land Lot 16 of the 14th District, "Fulton County, Georgia.
Owner: Mike Williams
Council District 6, NPU-F
- V-06-191** Application of **Graham Smith** for a variance from the zoning regulations to 1) reduce the north side setback from the required 7 feet to 5 feet and 2) to reduce the rear yard setback from the required 15 feet to 5 feet, to allow for a detached garage addition to an existing single-family house. Property is located at **1137 Gilbert Street, S.E.**, fronts 45 feet on the northwest side of Gilbert Street, and begins 90 feet north of the northwest corner of Gilbert Street and Shelby Place. Zoned R-4 (Single-family Residential) District. Land Lot 10 of the 14th District, Fulton County, Georgia.
Owner: Graham Smith
Council District 1, NPU-W
- V-06-192A-** Application of **Emeal Berry** for a special exception from zoning regulations to allow for an addition to an existing church on a lot less than an acre. Property is located at **1689 Hosea L. Williams Drive, S.E.**, fronts 55.2 feet on the south side of Hosea L. Williams Drive, and begins 165.6 feet east of the southeast corner of Hosea L. Williams Drive and Wyman Street. Zoned R-4A (Single-family Residential) District. Land Lot 207 of the 15th District, Fulton County, Georgia.
Owner: St. Mark Early C.O.G.I.C.
Council District 5, NPU-W

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- V-06-192** Application of **Joe Noah** for a variance from the zoning regulations reduce the west side yard setback from the required 7 feet to 6.6 feet, to enclose an existing sunroom for a bedroom. Property is located at **38 Camden Road, N.E.**, fronts 60 feet on the north side of Camden Road, and begins 465 feet east of the northeast corner of Montclair Drive and Camden Road. Zoned HC-20-CD1/R-4 (Historic and Cultural Conservation /Single-family Residential) Districts. Land Lot 110 of the 17th District, Fulton County, Georgia.
Owner: Carolyn Cooper and Pratap Mukharji
Council District 6, NPU-E
- V-06-193** Application of **Dhruti Jakes** for a variance from the zoning regulations to reduce the front yard setback from the required 35 feet to 25 feet to allow for a second story addition and a bay window addition to an existing single family dwelling. Property is located at **417 Leonardo Avenue, N.E.** fronts 65 feet on the east side of Leonardo Avenue, and begins 130 feet north of the northeast corner of Leonardo Avenue and McLendon Avenue. Zoned R-4 (Single-family Residential) District. Land Lot 238 of the 15th District, Dekalb County, Georgia.
Owners: Dhruti Jakes and Ronald W. Jakes, Jr.
Council District 5, NPU-N
- V-06-194** Application of **Charles Andrew McLean and Carolyn Ellis McLean** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 30 feet and 2) reduce the north side yard from the required 7 feet to 0 feet, to allow for the construction of a new single family home. Property is located at **785 Ellsworth Drive, N.W.** fronts 100 feet on the southeast side of Ellsworth Drive, and begins 775.7 feet west of the northwest corner of Ellsworth Drive and Springlake Drive. Zoned R-4 (Single-family Residential) District. Land Lot 153 of the 17th District, Fulton County, Georgia.
Owners: Charles Andrew McLean and Carolyn Ellis McLean
Council District 8, NPU-C
- V-06-196** Application of **Lauren Biehler** for a special exception from the zoning regulations to allow for a 6 feet privacy fence to be erected in the half-depth front yard. Property is located at **1789 Hosea L. Williams Drive, S.E.** fronts 50 feet on the south side of Hosea L. Williams Drive, and begins at the southeast corner of Hosea L. Williams Drive and Rogers Street. Zoned R-4A (Single-family Residential) District. Land Lot 206 of the 15th District, Dekalb County, Georgia.
Owner: Lauren Biehler
Council District 5, NPU-O
- V-06-197** Application of **Scott Newton** for a variance from the zoning regulations to reduce the side yard setback on the north property line from the required 7 feet to 3 feet, to allow a detached garage. Property is located at **521 Terrace Avenue, S.E.** fronts 50 feet on the east side of Terrace Drive, and begins 300 feet north of the northeast corner of Terrace Avenue and Marlbrook Drive. Zoned R-4 (Single-family Residential) District. Land Lot 239 of the 15th District, Dekalb County, Georgia.
Owner: Jason Nettles
Council District 6, NPU-N

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V-06-198 Application of **Steve Klimes and Dwayne McClain** for a variance from the zoning regulations to 1) reduce the required front yard setback from the required 35 feet to 22.5 feet; 2) reduce the east side yard setback from the required 7 feet to 3 feet and 3) reduce the rear yard setback from the required 15 feet to 10.5 feet. Property is located at **704 East Avenue, N.E.** fronts 50 feet on the north side of East Avenue, and begins 690 feet east of the northeast corner of East Avenue and Fortune Street. Zoned R-4 (Single-family Residential) District. Land Lot 18 of the 14th District, Fulton County, Georgia.
Owner: Steve Klimes
Council District 2, NPU-M

V-06-199 Application of **Tivoli Properties, Inc.** for a variance from the zoning regulations to 1) reduce the required 20 feet side yard setback on the eastern property line to 7 feet, and 2) reduce the required 20 feet side yard setback on the west interior property line to 7 feet. Property is located at **643 10th Street, N.W.** fronts 479.8 feet on the north side of 10th Street, and begins 55 feet west of the northwest corner of 10th Street and Northside Drive. Zoned MR-5AC (Mixed Residential 5A Conditional) District. Land Lot 149/150 of the 17th District, Fulton County, Georgia.
Owner: Donald Reisman
Council District 3, NPU-E

DEFERRED CASES

V-06-109 Application of **Chris & Rebecca Gray** for a variance from the zoning regulations to increase the square footage of an accessory structure from the allowed maximum of 30% of that of the primary structure (i.e., the house) to 53%. Property is located at **85 Gammon Street, S.E.**, fronts 50 feet on the south side of Gammon Street, and begins 112 feet west of the southwest corner of Gammon Street and Jonesboro Road. Zoned R-4 (Single-Family Residential) District. Land Lot 56 of the 14th District, Fulton County, Georgia.
Owners: Chris & Rebecca Gray
Council District 1, NPU-Y

V-05-379 Application of **Karina Roca** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 18.5 feet; 2) reduce the south side yard setback from the require 7 feet to 5.8 feet and 3) increase lot coverage from the maximum allowed of 50% to 60%, for additions to a single-family house. Property is located at **1101 MECASLIN STREET N.E.**, fronts 49 feet on the east side of Macaslin Street and begins 55 feet north of the eastern corner of Mecaslin Street and Richards Street. Zoned R-5/ SPI-8 (Two-Family Residential/ Special Public Interest- Home Park) District. Land Lot 149 of the 17th District, Fulton County, Georgia.
Owner: Zuhair Itr
Council District 3, NPU-E

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- V-06-50** Application of **Caleb Racicot** for variances from the zoning regulations to 1) reduce the transitional rear and side yard setback from the required 20 feet to 10 feet. The property is located at **18-54 MONTGOMERY STREET, S.E. and 19-53 HUTCHINSON STREET, N.E.** fronts 350 feet on the west side of Montgomery Street and 350 feet on the east side of Hutchinson Street, and begins 150 feet north of the northeastern corner of Hutchinson Street and Hosea Williams Drive. Zoned MR-3 (Multi-Family Residential-Sector 3) District). Land Lot 209 of the 15th District, DeKalb County, Georgia.
Owner: Marie Brumley Foster
Council District 5, NPU-O
- V-06-51** Application of **Caleb Racicot** for variances from the zoning regulations to 1) reduce the front yard setback from the required 40 feet to 10 feet, 2) reduce the half-depth front yard setback from the required 20 feet to 10 feet and 3) reduce the rear yard setback from the required 15 feet to 10 feet. The property is located at **1404-1410 HARDEE STREET, N.E. and 90-178 HUTCHINSON STREET N.E.,** fronts 160 feet on the north side of Hardee Street and 1100 feet on the west side of Hutchinson Street, and begins at the northwest corner of Hardee Street and Hutchinson Street. Zoned RG-3 (Residential General-Sector 3) District). Land Lot 209 of the 15th District, DeKalb County, Georgia.
Owner: Marie Brumley Foster
Council District 5, NPU-O
- V-06-51A** Application of **Caleb Racicot** for a variance from the zoning regulations to 1) reduce the transitional rear and side yard from the required 20 feet to 10 feet. The property is located at **90-108 MAYSON AVENUE, N.E.,** fronts 224 feet on the west side of Mayson Avenue and begins at the southwestern corner of Mayson Street and Watson Street. Zoned R-5 (Two-Family Residential) District (pending rezoning to MR-3 (Multi-Family Residential-Sector 3) District). Land Lot 210 of the 15th District, Dekalb County, Georgia.
Owner: Marie Brumley Foster
Council District 5, NPU-O
- V-06-52** Application of **Caleb Racicot** for a variance from the zoning regulations to 1) reduce the transitional rear and side yard from the required 20 feet to 10 feetThe property is located in two tracts; Tract 1 is located at **140-148 MAYSON AVENUE, N.E. and 1476-1484 CHIPLEY STREET, N.E.,** fronts 120 feet on the east side of Mayson Avenue and begins at the northeast corner of Mayson Avenue and Chipley Street; Tract 2 is located at **126-134 MAYSON AVENUE, N.E. and 1469-1483 CHIPLEY STREET, N.E.,** fronts 120 feet on the east side of Mayson Avenue, and begins at the southwestern corner of Mayson Avenue and Chipley Street. Zoned MR-3 (Multi-Family Residential-Sector 3) District). Land Lot 210 of the 15th District, Dekalb County, Georgia.
Owner: Marie Brumley Foster
Council District 5, NPU-O